

PROPERTY MANAGEMENT COMMITTEE

November 20, 2008

6:00 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Bob Bullen
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner A. Johnson
Commissioner John Rodgers
Commissioner Mike Sparks
Commissioner Rick Hall, C

OTHERS PRESENT:

Ernest Burgess
Scott Wisniewski
Gary Wisniewski
Becky Shelton

Chairman Hall presided and called the meeting to order at 6:00 p.m. with all members being present at that time.

MINUTES:

Commissioner Bullen moved, seconded by Commissioner Cook, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

FORMER AG CENTER BUILDING:

Mayor Burgess reminded the Committee the County previously entered into an agreement with the City of Murfreesboro for sixteen tennis courts at the Ag property on Old Fort Parkway. Unfortunately, the bids have come in substantially above the \$1,200,000 appropriated for the project. The price can be reduced to \$2,200,000 through value engineering. The School Board is not asking for more money. Mayor Burgess advised the only asset the County has is the old Ag building and he requested permission to enter into negotiations with the City to see if they are interested in buying out the County's lease at a discounted rate of between \$8 and \$12 per foot or \$750,000 to \$1,000,000. The lease expires in 2018. If the City buys out the lease, this will potentially put the County in a position to move the tennis court project forward. Mayor Burgess advised there is also the potential for the private sector to participate in the project. Following discussion,

"Commissioner Bullen moved, seconded by Commissioner Rodgers, to authorize the County Mayor to begin negotiations with the City of Murfreesboro to buy out the County's lease on the old Ag building at \$800,000 plus. This motion passed by roll call vote with Commissioners Bullen, Coggin, Cook, Johnson, Rodgers and Hall voting "yes" and Commissioner Sparks voting "no"."

Commissioner Sparks advised with the current economy, store closings, etc. the County needs to consider closely the tennis court project and needs instead to focus on education, public safety and public works.

RIGHT-OF-WAY EASEMENT FOR BROWN'S CHAPEL ELEMENTARY:

The Committee was next presented a proposed right-of-way easement from Middle Tennessee Electric Membership Corporation for Brown's Chapel Elementary. The Committee was advised the School Board has already signed an easement from MTEMC on the site. Following discussion,

"Commissioner Cook moved, seconded by Commissioner A. Johnson, to approve the right-of-way easement from Middle Tennessee

Electric Membership Corporation for Brown's Chapel Elementary School. This motion passed unanimously by acclamation."

COUNTY CLERK'S OFFICE IN SMYRNA:

Mayor Burgess reminded the Committee the lease on the County Clerk's office in Smyrna expires March, 2010 and he wanted to engage the services of an architect to design construction documents to take bids for the new Clerk's Office so the office can be moved by the Spring of 2010. Mayor Burgess had a proposal from Kline Sweeney for \$40,000 to develop the plans. The Committee was advised the monies could come from the Development Tax or County Clerk's fees.

"Commissioner Sparks moved, seconded by Commissioner A. Johnson, to authorize Kline Sweeney to proceed with development of the design for the new County Clerk's building up to \$40,000 payable from the Development Tax. This motion passed unanimously by acclamation."

BOILER FROM OLD WORKHOUSE:

Commissioner A. Johnson next inquired as to the whereabouts of the boiler that came out of the old Workhouse and whether it was in storage for future use. The boiler was only about a year old and when the decision was made to purchase it he had asked that the boiler be used at PAWS after it was removed from the Workhouse. Commissioner Johnson also advised he would like Property Management to get a bid on finishing the storage room at PAWS. Mayor Burgess is to follow up and find out where the boiler is and inspect the same.

There appearing to be no further business to come before the Committee, Chairman Hall declared the meeting adjourned at 6:18 p.m.

RICK HALL, Chairman